

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13992, of Reid A. Dunn & Partners and J.W. Kaempfer, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.45 to construct a swimming pool and tennis court for a homeowners Association in an R-1-B District at 2734 Chain Bridge Road, N.W., (Square 1409, Lots 847 and part of 848).

HEARING DATES: July 13, 1983

DECISION DATE: July 13, 1983 (Bench Decision)

DISPOSITION: The application was GRANTED with conditions by a vote of 4-0 (Lindsley Williams, Carrie L. Thornhill, William F. McIntosh and Charles R. Norris to grant; Douglas J. Patton not voting having recused himself).

FINAL DATE OF ORDER: September 27, 1983

ORDER

The subject application was granted by the Board by BZA Order No. 13992, dated September 27, 1983. Condition No. 4 of that Order required that development of the recreation facilities be in accordance with the plan marked as Exhibit No. 22 of the record. By letter dated March 27, 1984, counsel for the applicant requested approval from the Board to modify the previously approved plans. Conditions Nos. 1 through 3 of the Board's Order will not be changed.

The requested modification of plans would provide for the construction of changing/toilet facilities for men and women and a storage closet for pool equipment. The proposed construction will be located at the southwestern end of the pool deck and will measure 16.9 feet by nine feet in size, with a height of ten feet. The proposed modification will enable the applicant to comply with relevant municipal codes if the subject facility is deemed to be a "semi-private" pool. If the appropriate municipal authorities find that the proposed changing facilities are not required, the applicant will construct the facility in accordance with the previously approved plans.

Upon review of the request for modification and the order of the Board, the Board concludes that the proposed modification is minor in nature. The proposed modification will allow the applicant to meet relevant municipal code

requirements. The material facts relied upon by the Board in deciding the application remain relevant. No variance relief is required. The special exception as originally approved is unaltered. There was no opposition to the proposed modification of plans.

It is therefore ORDERED that the proposed modifications pursuant to the plans marked as Exhibit No. 27B of the record is APPROVED. In all other respects, the Order of the Board dated September 27, 1983, shall remain in full force and effect.

DECISION DATE: April 4, 1983

VOTE: 4-0 (William F. McIntosh, Charles R. Norris and Carrie L. Thornhill to grant; Lindsley Williams to grant by proxy; Douglas J. Patton not voting, having recused himself).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: MAY 22 1984

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

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